

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

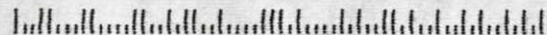
ZONING HEARING NOTICE



Z2003000201 BCC 1172
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

BAU15M5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-201
APPLICANT NAME: MAYRA MORENO

CONCERN CITIZENS OF WEST DADE, INC. SUBDIVISION #1
ARE -APPEALING THE DECISION OF THE COMMUNITY ZONING
APPEALS BOARD #10 ON MAYRA MORENO WHICH APPROVED
THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED
RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: THE SOUTHWEST CORNER OF THEORETICAL
SW 20 STREET AND SW 144 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.8 GROSS ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR FOR
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 300-1444
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 04/29/2004
THURSDAY
TIME 9:30 AM

Z2003000201 BCC 1172
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

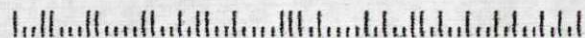
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000201 C10 1156
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

JGRYTM5 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER:
APPLICANT NAME:

03-201
MAYRA MORENO

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: THE SOUTHWEST CORNER OF THEORETICAL SW 20 STREET AND SW 144 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.8 ACRES GROSS

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HEARING WILL BE HELD AT THE
WEST MIAMI MIDDLE SCHOOL
7525 SW 24 STREET
AUDITORIUM
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 10
DATE 01/28/2004
WEDNESDAY
TIME 6:30 PM

Z2003000201 C10 1156
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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**PRESORTED
FIRST CLASS**



**PB METER
7136301**

U.S. POSTAGE

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this notice. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

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HEARING NO. 04-1-CZ10-3 (03-201)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: MAYRA MORENO

CONCERNED CITIZENS OF WEST DADE, INC. SUB. #1 is appealing the decision of Community Zoning Appeals Board #10 on MAYRA MORENO which approved the following:

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.8 Acres Gross

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

✓

HEARING NO. 04-1-CZ10-3 (03-201)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: MAYRA MORENO

AU to RU-1M(a)

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LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.8 Acres Gross

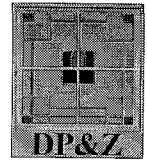
AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

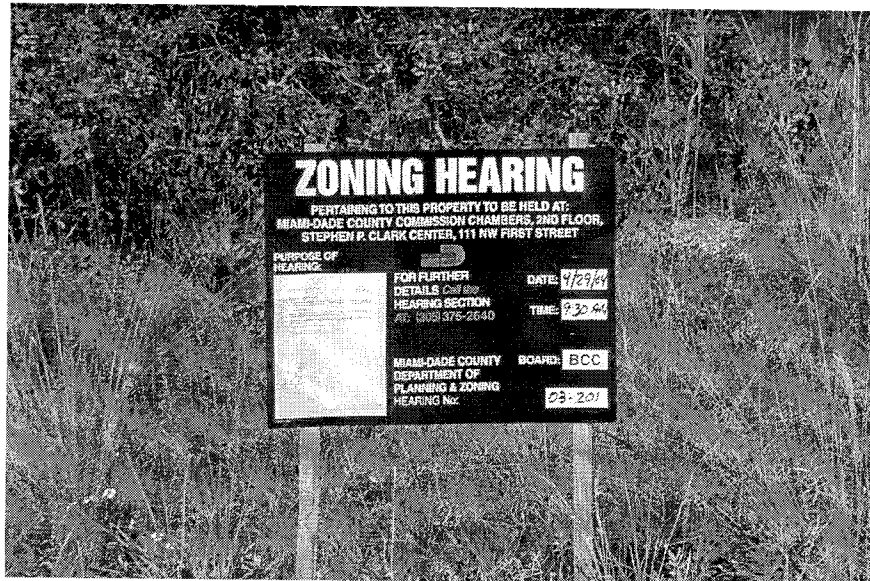
✓



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000201

BOARD: BCC

**LOCATION OF SIGN: THE SOUTHWEST CORNER OF THEORETICAL S.W. 20 ST
& S.W. 144 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

Miami Dade County, Florida

Date of Posting: 07-APR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

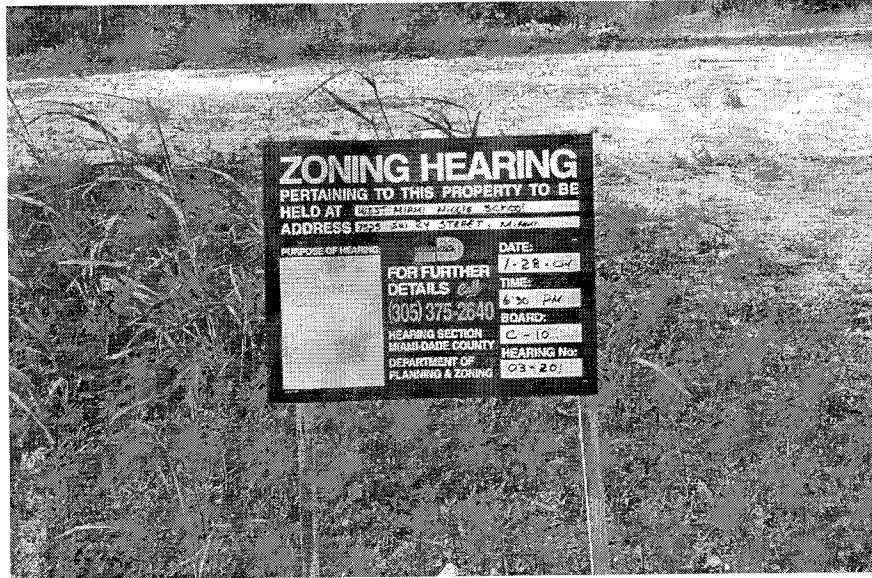
FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000201

BOARD: C10

**LOCATION OF SIGN: THE SOUTHWEST CORNER OF THEORETICAL S.W. 20 ST
& S.W. 144 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

Miami Dade County, Florida

Date of Posting: 05-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

FELIX ACOSTA

PRINT NAME:

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-201 HEARING DATE 4/29/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: March 25, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 3/25/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 3/25/04

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 03-201 HEARING DATE 1/28/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: December 24, 2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 12/26/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: Audie J. Shaper
Date: DEC 26 2003

C-10



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

C-10

Re: HEARING No. Z2003000201

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

07/15/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

08/14/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

8/14/03

.....
TO BE RETAINED IN HEARING FILE

ZONING HEARING **BOARD OF COUNTY COMMISSIONERS** **THURSDAY, APRIL 29, 2004 - 9:30 a.m.** **COMMISSION CHAMBERS - 2nd Floor** **STEPHEN P. CLARK CENTER** **111 NW 1 STREET, MIAMI, FLORIDA**

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **FRANK DESSOURCES (03-118)**
Location: 40 NW 161 Street, Miami-Dade County, Florida (0.43 Acres).

The applicant is requesting to permit two lots with less frontage, and two single-family residences to be setback less than required from property lines, on this site.

Multiple members of individual community councils may be present.
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

ZONING HEARING **BOARD OF COUNTY COMMISSIONERS** **THURSDAY, APRIL 29, 2004 - 9:30 a.m.** **COMMISSION CHAMBERS - 2nd Floor** **STEPHEN P. CLARK CENTER** **111 NW 1 STREET, MIAMI, FLORIDA**

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ACROPOLIS REALTY LLC (01-398)**
Location: 8960-8970 SW 87 Court, Miami-Dade County, Florida (2.94 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

The applicant is requesting a zone change from semi-professional office district and neighborhood business district to office park district, a deletion of a covenant to remove an agreement from the site which limited the uses on the commercial parcel and tied the site to a specific plan. Also requesting approvals to permit a lot with less lot area than required, and larger floor ratio than permitted, on this site.

2. **MAYRA MORENO (03-201)**
Location: The southwest corner of theoretical SW 20 Street and SW 144 Avenue, Miami-Dade County, Florida (4.8 Gross Acres).

Concern citizens of West Dade, Inc. Subdivision #1, are appealing the decision of the Community Zoning Appeals Board #10 on Mayra Moreno which approved the following:

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

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Location: 8960-8970 SW 87 Court, Miami-Dade County, Florida (2.94 Acres).

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The applicant is requesting a zone change from semi-professional office district and neighborhood business district to office park district, a deletion of a covenant to remove an agreement from the site which limited the uses on the commercial parcel and tied the site to a specific plan. Also requesting approvals to permit a lot with less lot area than required, and larger floor ratio than permitted, on this site.

2. **P.J.F. LLC (03-73)**
Location: 1300 SW 42 Avenue, Miami-Dade County, Florida (102' X 107').

The applicant is appealing the decision of the Community Zoning Appeals Board #10 which denied the following:

The applicant is requesting a zone change from a four unit apartment house district to semi-professional office district, on this site.

Multiple members of individual community councils may be present.

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MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 29th day of April, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-11-CZ12-1 (01-388)

APPLICANT: ACROPOLIS REALTY LLC

ACROPOLIS REALTY LLC is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

- (1) RU-5A & BU-1 to OPD
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.

- (3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).
- (4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86).

Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages.

BCE 4-29-04

MOST OF THIS INFORMATION AVAILABLE FREE FOR SUBSCRIBERS AT WWW.D/

B16 • TUESDAY, APRIL 6, 2004 • DAILY BUSINESS REVIEW — MIAMI • MOST OF THIS INFORMATION

Public Notices & Hearings

Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 1/4 of the south 1/4 of the NE 1/4 of the NE 1/4, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8980-70 S.W. 87 Court, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ10-4 (03-73)

APPLICANT: P. J. F., L.L.C.

P. J. F., L.L.C. is appealing the decision of Community Zoning Appeals Board #10 which denied the following:

RU-3 to RU-5A

SUBJECT PROPERTY: Lots 15, 16, 17 & 18, Block 4, SUNNY GROVE, Plat book 16, Page 48. LOCATION: 1300 S.W. 42 Avenue (Le Jeune Road), Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-3 (03-201)

APPLICANT: MAYRA MORENO

CONCERNED CITIZENS OF WEST DADE, INC. SUB. #1 is appealing the decision of Community Zoning Appeals Board #10 on MAYRA MORENO which approved the following:

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-4-CC-1 (03-116)

APPLICANT: FRANK DESSOURCES

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-use Variance) or (c) (Alternative Non-Use Variance).

- (1) Applicant is requesting to permit two lots with frontages of 66.02' (75' required).
- (2) Applicant is requesting to permit 2 single family residences setback 15' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit two single family residences setback 66.85' (50' maximum permitted) from the front (north) property line.

Plans are on file and may be examined in the Zoning Department entitled "Four Bedroom Single Family Residential Dwelling to be erected at 40 NW 181 Street," as prepared by B. E. D., consisting of 4 sheets and dated 3/31/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 610, BISCAYNE GARDENS, SECTION "C", Plat book 40, Page 54. LOCATION: 40 N.W. 181 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 6 day of April 2004.

04-3-25/447358M

Public Notices & Hearings

Commence at the Southeast corner of the SW ¼ of said Section 32; thence S89°20'56"W along the south line of said Section 32 for a distance of 118.68' to a point; thence N1°43'13"W for a distance of 80.01' to a point on the N½ right-of-way of N.W. 12th Street and to the Point of beginning; thence continuing along said N½ right-of-way line S89°20'56"W a distance of 550.24' to a point; thence leaving said N½ right-of-way line N44°20'56"W a distance of 104.85' to a point; thence N0°39'4"W a distance of 30.74' to a point; thence N34°00'0"W a distance of 205.41' to a point; thence N64°48'27"E a distance of 497.7' to a point; thence due east a distance of 273.7' to a point; thence S1°43'13"E a distance of 481.55' to a point on said N½ right-of-way line of N.W. 12th Street, said point being the Point of beginning.
LOCATION: Lying north of N.W. 12 Street & approximately 100' west of theoretical N.W. 102 Avenue, City of Doral, Florida.

In accordance with Section 316 of the City of Doral Code, decisions of the City Council are appealable. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Council.

Anyone wishing to appeal any decision made by the Doral City Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 6 day of January 2004.
1/6

04-3-20/422184M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 10 will hold a Public Hearing on the following items on **Wednesday, the 28th day of January, 2004 at 6:30 p.m.** in the **WEST MIAMI MIDDLE SCHOOL, 7525 SW 24 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 02-5-CZ10-2 (01-201)

APPLICANT: THE STEFANO GROUP, INC.

Applicant is requesting to permit a third detached sign of 216 sq. ft. (two detached signs existing) (one 300 sq. ft. or two 200 sq. ft. signs permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "The Stefano Commercial Center," as prepared by Saul Signs, dated stamped received 6/7/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the south 182' thereof of B. P. OIL TRACT, Plat book 142, Page 74.

LOCATION: 3802 S.W. 137 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ10-4 (03-146)

APPLICANTS: DOSITEO & AUDIE GAYOSO

(1) Applicant is requesting to permit a single family residence setback 11.25' from the rear (west) property line (25' required).

(2) Applicant is requesting to permit a storage shed spaced varying from 3' to 6' from the residence (10' required).

(3) Applicant is requesting to permit a single family residence with lot coverage of 38% (35% permitted). Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Dositeo Gayoso," as prepared by A. Taquechel Assoc., Inc., Architects-Engineers-Planners, dated 7/26/00 and dated stamped received Nov. 25, 2003 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, SPRING LAND DEVELOPMENT, Plat book 96, Page 9.

LOCATION: 1934 S.W. 94 Court, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ10-5 (03-111)

APPLICANT: HUGO D. BOSCH

(1) RU-2 to RU-5

(2) Applicant is requesting approval to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage required and 10,000 sq. ft. area required).

(3) Applicant is requesting to permit an 18' wide two-way drive (20' required).

(4) Applicant is requesting a 2' wide landscaped buffer along the property line to the north (5' width required between parking areas and a dissimilar land use).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Aurora Office Building," as prepared by Antonio Cardenas, Architect, dated 2/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-1 (02-13)

APPLICANTS: JOSE & MARIA CORTIQUERA

AU and EU-1 to RU-1M(a)

SUBJECT PROPERTY: Tract 32 and the east ¼ of Tract 31, of J. G. HEAD'S FARMS in Section 10, Township 54 South, Range 39 East, Plat book 48, page 44.

LOCATION: The Northwest corner of S.W. 144 Avenue & S.W. 28 Street, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-2 (03-158)

APPLICANT: ALVARO BETANCOURT CARRATALA

GU to RU-1M(b)

SUBJECT PROPERTY: The east 200' of the west 425' of the south ¼ of the SW ¼ of the NE ¼, less the south 35' thereof in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of theoretical S.W. 34 Street & theoretical S.W. 148 Place, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-3 (03-201)

APPLICANT: MAYRA MORENO

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 48, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ10-4 (03-239)

APPLICANT: ORLANDO DEL CASTILLO

GU to RU-1M(b)

SUBJECT PROPERTY: The west 200' of the east 840' of the south ¼ of the north ¼ of the NE ¼ of the NE ¼, less the south 25' thereof in Section 16, Township 54 South, Range 39 East.

LOCATION: Approximately 640' west of S.W. 147 Avenue & north of theoretical S.W. 28 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 6 day of January 2004.

1/6

04-3-21/422185M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on **Thursday, the 29th day of January, 2004 at 7:00 p.m.** in the **AMERICAN HIGH SCHOOL, 18350 NW 67 Avenue, Hialeah, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-7-CZ5-3 (03-139)

APPLICANT: BBE DEVELOPMENT CORP.

(1) AU to RU-1M(a)

(2) Applicant is requesting to permit lot frontages ranging from 45' to 50' (50' required).

(3) Applicant is requesting to permit lot areas ranging from 4,503 sq. ft. to 5,000 sq. ft. (5,000 sq. ft. required).

(4) Applicant is requesting to permit a lot coverage of 42.27% (40% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option), §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Trail Run Gardens," as prepared by Belton Milanes, consisting of 10 sheets and dated 8/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 29, in Section 9, Township 52 South, Range 40 East of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17.

LOCATION: Lying east of theoretical N.W. 97 Avenue & north of theoretical N.W. 182 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ5-1 (02-183)

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Book for Parents,
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Eating for Kids:
Children Can Eat

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& Mary Catherine

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Family's Guide to
Jenny Friedman.

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• **www.nichcy.org:**
National Information Center
for Children and Youth with
Disabilities provides informa-
tion on disabilities and disabili-
ty related issues for parents of
children from birth through
adulthood.

• **www.nlmh.nih.gov:**
National Institute of Mental
Health provides information
and publications at no charge
on a variety of issues such as:
eating disorders, ADHD,
autism and learning disabili-
ties.

• **www.pbskids.org/Its-
mylife:** An interactive website
for children ages 9 to 12. Pro-
vides information, stories,
games, activities and advice, as
well as resources for parents
and teachers.

• **www.teachmorelove-
more.org:** Teach More, Love
More is a local initiative pro-
viding resources and support
for parents and caregivers of
young children.

• **www.zerotothree.org:**
Zero to Three, a national cen-
ter for infants, toddlers and
families, publishes books and
provides information about
fostering the emotional health
and development of young
children.

This is not an all-inclusive
list. For the most appropriate
referrals for you and your fam-
ily, consult your family's
healthcare provider. Addi-
tional resources include: the
Broward County Mental
Health Association
954-746-2055, or First Call for
Help 954-537-0211 or dial 211.

Debbie Glasser, Ph.D., is
director of Family Support Ser-
vices at the Mailman Segal
Institute for Early Childhood
Studies at Nova Southeastern
University and is chairwoman
of the National Parenting Edu-
cation Network. Call
954-262-6900 or e-mail
glasser@nova.edu

Have a question for Posi-
tive Parenting? Send it to: Posi-
tive Parenting, The Herald,
2010 NW 150th Ave., Pem-
broke Pines, FL 33028, fax to
954-538-7021 or e-mail
hwilson@herald.com with
Positive Parenting in the sub-
ject field.

Action Line stand right behind you.

ZONING HEARING



COMMUNITY ZONING APPEALS BOARD - 10
WEDNESDAY, JANUARY 28, 2004 - 6:30 p.m.
WEST MIAMI MIDDLE SCHOOL - Auditorium
7525 SW 24 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **THE STEFANO GROUP, INC. (01-201)**

Location: 3802 SW 137 Avenue, Miami-Dade County, Florida (2.21 Acres)

The applicant is requesting approval to permit a third detached sign on this site where a maximum of two is permitted.

2. **DOSITEO & AUDE GAYOSO (03-146)**

Location: 1934 SW 94 Court, Miami-Dade County, Florida (86.75' X 86.5')

The applicants are requesting approvals to permit a single-family residence setback to be less than required from property line, to permit greater lot coverage than required, and a storage shed to be spaced less than required from the residence, on this site.

3. **HUGO D. BOSCH (03-111)**

Location: 3310 SW 87 Avenue, Miami-Dade County, Florida (86' X 50')

The applicant is requesting a zone change from two-family residential district to residential/semi-professional office & apartments district, and approval to permit a lot with less frontage and lot area than required on this site. Also requesting a two-way drive and a landscaped buffer with less width than required.

4. **JOSE & MARIA CORTEGUERA (02-136)**

Location: The northwest corner of SW 144 Avenue and SW 26 Street (Coral Way), Miami-Dade County, Florida (7.48 Acres)

The applicants are requesting a zone change from agricultural district and single-family one acre estate district to single-family modified residential district (RU-1Ma), on this site.

5. **ALVARO BETANCOURT CARRATALA (03-158)**

Location: The northeast corner of theoretical SW 34 Street & theoretical SW 148 Place, Miami-Dade County, Florida (1.35 Acres)

The applicant is requesting a zone change from interim district to single-family modified residential district (RU-1Mb), on this site.

6. **MAYRA MORENO (03-201)**

Location: The southwest corner of theoretical SW 20 Street and SW 144 Avenue, Miami-Dade County, Florida (4.8 Acres Gross)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

7. **ORLANDO DEL CASTILLO (03-239)**

Location: Approximately 640' west of SW 147 Avenue and north of theoretical SW 28 Street, Miami-Dade County, Florida (1.4 Acres)

The applicant is requesting a zone change from interim district to single-family modified residential district (RU-1Mb), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board. Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.